

**BZA MINUTES
SEPTEMBER 15, 2014**

The Randolph County Board of Zoning Appeals meeting for September 15, 2014 was called to order at 7 p.m. Members present were: Christy Starbuck, Jim Hufford, Phil DeHaven, Charles Addington, Bill Davis, Lee Deguise and Myron Cougill.

Since this was the first meeting of the calendar year, it opened with a brief reorganizational session during which Deguise was renamed zoning board chairperson and Davis was renamed zoning board vice-chairperson.

The meeting was called to consider a zoning variance requested by rural Parker City resident Chad Budreau who plans to build a garage in the front portion of his property. According to the county unified zoning ordinance accessory buildings and structures shall be located no closer to the front lot line than the primary structure.

Budreau told the board he purchased the property at 11100 W. County Road 300 N., Parker City, six months ago and after much thought decided that the best location for a garage would be in the front yard, off to one side. He said the prospective location is on higher ground, won't obstruct the flow of stormwater and doesn't interfere with drainage tiles. The prospective location also does not interfere with the septic field.

Since the garage would be located behind a wooded lot, it would not be visible from the road and won't affect the appearance of the home.

Plans call for the garage match the house and to be 30 feet by 48 feet with a porch.

"To place it in the back yard would mean crossing the septic field and interfere with the electric service," Budreau said.

Although the variance process requires that Budreau notify all adjoining landowners of the process and the meeting date, time and place so they could attend and express any opposition – none of his neighbors were present for the meeting and no one expressed opposition to the building plan.

A roll call vote was called for by chairperson Deguise. The request was approved unanimously with Starbuck, Hufford, DeHaven, Addington, Davis, Deguise and Cougill all voting in the affirmative.

A motion to adjourn the meeting was made by Deguise at 7:20 p.m. The motion was seconded by Starbuck.